



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 09/06/05
AGENDA ITEM 3
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Map Tract 7315 – DAS Homes Development, Inc. (Owners/Subdividers) - Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7315.

DISCUSSION:

The subject final tract map is for 9 single-family homes located at 571 Harris Road. The site, currently vacant, is situated among other single-family homes and small scale multi-family buildings. The project was approved by the City Council in October 2001, but has changed owners several times. The final map has 10 parcels, one for each unit, and one for the common areas, which includes the private street and landscaped areas.

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer is responsible for construction of all tract improvements and has submitted subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$159,450.00 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in cursive script, appearing to read "Andrew S. Gaber", written over a horizontal line.

Andrew S. Gaber, Development Review Engineer

Recommended by:

A handwritten signature in cursive script, appearing to read "Sylvia Ehrenthal", written over a horizontal line.

Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A: Area Map
Draft Resolution

8/16/05



AREA MAP - TRACT 7315
DAS Homes Development, Inc.

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 05-

Introduced by Council Member____

8/20/05
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**RESOLUTION APPROVING THE FINAL MAP FOR
TRACT 7315 AND AUTHORIZING THE CITY MANAGER
TO EXECUTE A SUBDIVISION AGREEMENT AND OTHER
NECESSARY DOCUMENTS**

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7315, the final map for 9 single-family homes located at 571 Harris Road; and

WHEREAS, the City Engineer has reviewed the final map and has found it to be in compliance with the tentative map and in conformance with the Subdivisions Map Act provisions of local ordinances.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7315 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7315.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7315 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward